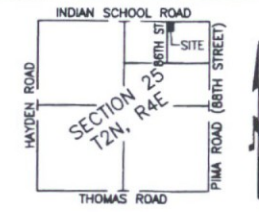


Case Research

LOT 2039 PROPERTY ASSEMBLAGE

A PROPERTY ASSEMBLAGE IN THE CITY OF SCOTTSDALE, ARIZONA SITUATED IN THE EAST HALF OF THE NORTHEAST QUARTER SECTION 25, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA



VICINITY MAP
NOT TO SCALE

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

KNOW ALL MEN BY THESE PRESENTS:

That the Jim M. Lawrence, as owner, has assembled Lot 2039 of Park Scottsdale 15 as Shown in Book 130, page 36 of Maricopa County Records, and a portion of the East Half, of the Northeast Quarter, of Section 25, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, as shown and mapped hereon, and hereby publishes this map as and for Lot 2039, a property assemblage in the City of Scottsdale, Arizona and declares that said map sets forth and gives the dimensions of the lot, and that the lot shall be known by the number given on said map in the above described premises.

Owner warrants and represents to the City of Scottsdale to be the Sole Owner of the property covered hereby and that every lender, easement holder or other person or entity having any interest in the land adverse to or inconsistent with the dedications, conveyances or other real property interests created or transferred by this map has consented to or joined in this map. As evidence by instruments which are recorded with the Maricopa County Recorder's office or which Owner will record not later than the date on which this map is recorded.

IN WITNESS WHEREOF:

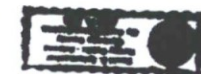
By: Jim M. Lawrence
Jim M. Lawrence

ACKNOWLEDGEMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

Before me, this 6 day of October, 2004, Jim M. Lawrence, owner, personally appeared before me, the undersigned notary public, who acknowledged him to be the owner of the property mapped hereon.

Donald Schuchman
Notary Public



APPROVAL BLOCK FOR CONDOMINIUM PLATS & MAPS OF DEDICATION & PROPERTY ASSEMBLAGES & LAND DIVISIONS

APPROVALS

I hereby certify that all engineering conditions and requirements of the City Code have been complied with.

By: Jonnie Packham Date: 10/9/04
Chief Customer Services Officer
By: Cheryl Sumner Date: 10/15/04
Project Coordinator

BASIS OF BEARING

The East Right-of-Way line which lies 30' East of the centerline of 86th Street as found in recorder plat "Park Scottsdale 15" Book 130, Page 36 M.C.R. bearing S.00°01'35"E.

SURVEYOR CERTIFICATION

I, Victor G. Story, hereby certify that I am a Registered Land Surveyor in the State of Arizona; that this map correctly represents a survey made under my supervision; that the survey is true and complete as shown; that all monuments shown actually exist or will be set as shown; that their positions are correctly shown and that said monuments are sufficient to enable the survey to be retraced.

By: Victor G. Story RLS #33326
Victor G. Story
10348 East Becker Lane
Scottsdale, Arizona 85260

LOT 2039 PROPERTY ASSEMBLAGE
JIM LAWRENCE PROPERTY
4013 N. 86TH STREET
Scottsdale, Arizona



99-20-04
SCALE
1" = 20'
JOB NO.
5138
SHEET
NO. 1 OF 1

66 LD 04 1464-04

N1/4 CORNER
SEC. 25, T2N, R4E
FND. STONE IN HH

NW COR., E1/2, NE 1/4
SEC. 25, T2N, R4E
FND. BRASSCAP FLUSH

FND 1/2" RBR
0.91' N
NE CORNER
SEC. 25, T2N, R4E
FND. BRASSCAP

PARENT PARCEL LEGAL DESCRIPTION

WELL SITE NO. 7 PARCEL NO. 1 (APN: 130-41-003)
That part of the Northeast quarter of Section 25, Township 2 North, Range 4 East, G&SRB&M, conveyed to the City of Phoenix, Arizona, by that certain Deed recorded in the office of the County Recorder of Maricopa County, Arizona, in Book 356 of Deeds at Page 163 thereof, and described as follows:
BEGINNING on the North line of said Northeast quarter, 1322 feet East of the Northwest corner thereof;
Thence East 83 feet;
Thence South 83 feet;
Thence West 83 feet;
Thence North 83 feet to the PLACE OF BEGINNING;
EXCEPTING from the above bounded tract the North 33 feet for road; and
Excepting the West 33 feet, which may be necessary for future road use;

SUBJECT TO that certain easement and right of way granted to the City of Scottsdale, Arizona, in and on that part of the above bounded tract lying within the South 32.00 feet of the North 65.00 feet of said Northeast quarter, as recorded in Docket 5396 at Page 405 in the office of said County Recorder.

Containing 901 sq. ft. [0.0207 acres] more or less.

WELL SITE NO. 7 PARCEL NO. 2 (APN: 130-41-0018)
That part of the Northeast quarter of Section 25, Township 2 North, Range 4 East, G&SRB&M, conveyed to the City of Phoenix, Arizona, by that certain Deed recorded in the office of the County Recorder of Maricopa County, Arizona in Docket: 5160 at Page 54 thereof, and described as follows:
BEGINNING on the North line of the Northeast quarter of Section 25, Township 2 North, Range 4 East, 1322 feet East of the Northwest corner of said one-quarter section;
Thence East 83 feet;
Thence South 83 feet to the Southeast corner of the parcel of land described in and conveyed to the City of Phoenix by Warranty Deed of record in the office of the County Recorder of Maricopa County, Arizona, in Book 356 of Deeds, at Page 163 thereof, being the TRUE POINT OF BEGINNING of the parcel of land hereinafter described;
Thence South 32 feet;
Thence West a distance of 68.03 feet more or less to a point on the East line of the West 30 feet of the East half of the Northeast quarter of Section 25;
Thence North, along said East line a distance of 32 feet, to the intersection thereof with the Westerly prolongation of the South line of the parcel of land described in the Warranty Deed referred to above;
Thence east, along said South line and its Westerly prolongation a distance of 58.03 feet more or less, to the TRUE POINT OF BEGINNING.

Containing 2,177 sq. ft. [0.0500 acres] more or less.

LOT 2039 (APN: 130-41-085)
LOT 2039 of "Park Scottsdale 15" a subdivision recorded in Book 160, Page 36 M.C.R.

Containing 9,623 sq. ft. [0.2209 acres] more or less.

LEGEND

- SECTION LINE
- MONUMENT LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- OTHERS PROPERTY LINE
- EXISTING EASEMENT
- BRASS CAP IN HANDHOLE
- BRASS CAP
- FND REBAR (OR AS NOTED)
- SET 1/2" REBAR W/ CAP, RLS 33326
- ALC ALUMINUM CAP
- BCF BRASS CAP FLUSH
- BCHM BRASS CAP IN HAND HOLE
- ESMT. EASEMENT
- EXST. EXISTING
- FND. FOUND
- IB IRON BAR
- (M) MEASURED BEARING &/OR DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RECORDED BEARING &/OR DISTANCE

Scale
0 20 40
Feet

LOT 2039

LOT 2013
BOOK 130, PAGE 36
APN: 130-41-060

LOT 2014
BOOK 130, PAGE 36
APN: 130-41-061

LOT 2038
BOOK 130, PAGE 36
APN: 130-41-085

OWNER

JIM LAWRENCE
4013 N. 86TH STREET
Scottsdale, Arizona

REFERENCE DOCUMENTS

RECORDED PLAT "PARK SCOTTSDALE 15" BOOK 130 PAGE 36 M.C.R.
10' EXISTING R.O.W EASEMENT DKT #5396 PAGE 405 M.C.R.
WELL SITE NUMBER 7 PARCEL 1 DOC.#87-046761
WELL SITE NUMBER 7 PARCEL 2 DOC.#87-046761
APN: 130-41-003
APN: 130-41-0018
APN: 130-41-085
LEGAL DESCRIPTION PARCEL 4

708-40

Pc 5 ↓



Pc 6 ↓





Pre-Application Request

Purpose:

The purpose of the Pre-Application submittal, and meet Development Application, and the information and proc

In accordance with the Zoning Ordinance, no developme submitted, and a Pre-Application meeting has been conc waived by the Zoning Administrator.

Submittal:

The completed Pre-Application Request form and all req Shop located at 7447 East Indian School Road; or, may t <https://eservices.scottsdaleaz.gov/eServices/PreApps/D>

All checks shall be payable to "City of Scottsdale."

Scheduling

After the Pre-Application submittal has been accepted a five (5) Staff Working Days to schedule a Pre-Application

Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

This address on McKellips is Temp - re-model of main house 4013 N. 86th already started.

Project Name:

Property's Address:

4019 N. 86th St. (PART OF PARCEL 4013 N. 86th APN: 152-PA-2015

Property's Zoning District Designation:

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Industrial ☐ Other

Has a 'Notice of Compliance' been issued? ☐ Yes ☐ No If yes, provide a copy with this submittal

Owner: James M. Lawrence Applicant:

Company: Company:

Temporary Residence: 8780 E. McKellips Rd. Lot 375

Address: Scottsdale, AZ 85257 Address:

Cell 602-690-3988

Phone: 480-949-9597 Fax: N/A Phone: Fax:

E-mail: stage 36 e cor. net E-mail:

Owner Signature James M. Lawrence

Applicant Signature

Official Use Only

Submittal Date:

Application No.:

-PA-

Project Coordinator:

Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088



Pre-Application Request

Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> General Plan Amendment (GP)
Exemptions to the Zoning Ordinance	Land Divisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivision (PP)	<input checked="" type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Subdivision (Minor) (MD)	<input type="checkbox"/> Adult Care (AC)
<input type="checkbox"/> Variance (BA)		<input type="checkbox"/> Single-Family Residential
<input type="checkbox"/> Minor Amendment (MN)		<input type="checkbox"/> Other:

Submittal Requirements: (fees subject to change every July)

☒ Pre-Application Fee: \$ 87
(No fees are charged for Historic Preservation (HP) properties.)

☐ Records Packet Fee: \$ _____
Processed by staff. The applicant need not visit the Records desk to obtain the packet.
(Only required when requested by Staff)

☒ Application Narrative:
The narrative shall describe the purpose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.

☐ Property Owner Authorization Letter
(Required for the SA and MS Pre-Applications)

- ☐ Site / Context Photographs
- Provide color photographs showing the site and the surrounding properties. Use the guidelines below for photos.
 - Photos shall be taken looking in towards the project site and adjacent to the site.
 - Photos should show adjacent improvements and existing on-site conditions.
 - Each photograph shall include a number and direction.
 - Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
 - Photos shall be provided 8 1/2 x 11 paper, max. two per page.



☐ Other

- The following list of Additional Submittal Information is not required for a Pre-Application meeting, unless indicated below by staff prior to the submittal of this request.
- Applicants are advised to provide any additional information listed below. This will assist staff to provide the applicant with direction regarding an application.

Additional Submittal Information

- ☐ Site Plan
- ☐ Subdivision plan
- ☐ Floor Plans
- ☐ Elevations
- ☐ Landscape plans
- ☐ H.O.A. Approval letter
- ☐ Sign Criteria Regulations & Language
- ☐ Material Samples – color chips, awning fabric, etc.
- ☐ Cross Sections – for all cuts and fills
- ☐ Conceptual Grading & Drainage Plan
- ☐ Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- ☐ Boundary Survey (required for minor land divisions)
- ☐ Areal of property that includes property lines and highlighted area abandonment request.
- ☐ One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement, or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-3535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).

Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088